

149.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

771,000 / 771,000

USE VALUE:

771,000 / 771,000

ASSESSED:

771,000 / 771,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		FARMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STERN MICHAEL W
Owner 2:	STERN DEBRA
Owner 3:	

Street 1: 10 FARMER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GOLDBERG ANDREW N -

Owner 2: GREGOIRE MARY JANE -

Street 1: 10 FARMER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,657 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

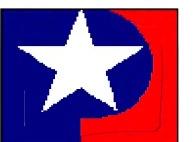
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5657		Sq. Ft.	Site		0	70.	1.04	8									412,796						412,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5657.000		357,900		300		412,800		771,000						97861	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					08/22/18	

**USER DEFINED**

Prior Id # 1:	97861
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:45:55
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	358,000	300	5,657.	412,800	771,100	771,100	Year End Roll	12/18/2019
2019	101	FV	232,800	300	5,657.	412,800	645,900	645,900	Year End Roll	1/3/2019
2018	101	FV	241,400	300	5,657.	365,600	607,300	607,300	Year End Roll	12/20/2017
2017	101	FV	241,400	300	5,657.	306,600	548,300	548,300	Year End Roll	1/3/2017
2016	101	FV	241,400	300	5,657.	306,600	548,300	548,300	Year End	1/4/2016
2015	101	FV	228,500	300	5,657.	265,400	494,200	494,200	Year End Roll	12/11/2014
2014	101	FV	228,500	300	5,657.	256,500	485,300	485,300	Year End Roll	12/16/2013
2013	101	FV	228,500	300	5,657.	244,100	472,900	472,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDBERG ANDREW	45025-280		4/20/2005		505,000	No	No		
GRADY SHARON A	27577-513		8/15/1997		255,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/2018	559	Addition	85,000	O				16x18 rear addit+k
4/25/2018	498	Inter-De	5,000	C				
8/24/2010	1028.	Manual	3,000					REPL 1 DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2019	Permit Visit	DGM	D Mann
8/22/2018	Inspected	BS	Barbara S
7/18/2018	MEAS&NOTICE	CC	Chris C
12/31/2008	Meas/Inspect	336	PATRIOT
11/18/1999	Meas/Inspect	268	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH			
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1 Total: 1	Full Bath: 1 Rating: Very Good	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: 1 Rating: Very Good	A HBth: Rating:	OthrFix: Rating:			
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Very Good	A Kits: Rating:	Fpl: 1 Rating: Good	WSFlue: Rating:
GENERAL INFORMATION			CONDOS INFORMATION			RESIDENTIAL GRID						
Grade: C - Average	Year Blt: 1926	Eff Yr Blt:	Location:	Total Units:	Floor:	1st Res Grid Desc: Line 1 # Units: 1	Level FY LR DR D K FR RR BR FB HB L O	Other	12	18	16	
Alt LUC:	Alt %:	Jurisdct: G20	Fact: .	Alt Mod:	Lump Sum Adj:	LvL 2	Upper	Lvl 1				
Const Mod:			Name:			Lower	Totals	RMs: 7 BRs: 3 Baths: 1 HB: 1	24	SFL	24	
Lump Sum Adj:			DEPRECIATION			Exterior:	No Unit RMS BRS FL	FFL	FFL	BMT		
INTERIOR INFORMATION			Phys Cond: GV - Good-VG 10. %	Functional: %	Economic: %	Interior:	1 7 3					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Special: %	Override: %	Total: 10.8 %	Additions:		10 OFP	5 EFP	7 5	13 OFP	
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %	CALC SUMMARY		Kitchen:	Baths:	Totals					
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Basic \$ / SQ: 125.00	Size Adj.: 1.25763893	Const Adj.: 0.98980200	Adj \$ / SQ: 155.602	Electric:	1 7 3				
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Other Features: 92750	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Heating:					
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1	LUC Factor: 1.00	Adj Total: 401266	Depreciation: 43337	Depreciated Total: 357929	General:					
% Heated: 100	% AC:	Solar HW: NO	WtAv\$/SQ:	AvRate:	Final Total: 357900	Val/Su SzAd: 207.12						
% Com Wall	% Sprinkled:	Central Vac: NO	Juris. Factor: 1.00	Before Depr: 155.60	Val/Su Net: 137.76	Net Sketched Area: 2,598	Total:					
MOBILE HOME			Model:	Serial #:	Year:	Size Ad: 1728	Gross Are: 4902	FinArea: 1728				
SPEC FEATURES/YARD ITEMS			Color:	PARCEL ID 149.0-0002-0004.0								
Code	Description	A Y/S Qty	Size/Dim	Qual Con Year	Unit Price	D/S Dep	LUC	Fact NB Fa	Appr Value	JCod JFact	Juris. Value	
19	Patio	D Y 1 18X18	P PR 1960		2.56 T	65.3	101		300		300	
More: N			Total Yard Items: 300	Total Special Features:			Total: 300	IMAGE				
AssessPro Patriot Properties, Inc												
												